3600 Fremont Ave. N.
Seattle, WA 98103
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

Rainier Commons LLC
Doug Lansing
3100 Airport Way S.
Seattle, WA 98134

RE: Rainier Paint Abate
Work Order Number: 1912386

December 30, 2019

Attention Doug Lansing:

Fremont Analytical, Inc. received 4 sample(s) on 12/20/2019 for the analyses presented in the following report.

Polychlorinated Biphenyls (PCB) by EPA 8082
Total Metals by EPA Method 200.8

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

Brianna Barnes
Project Manager

Date: *12/30/2019*

CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate
Work Order: 1912386

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1912386-001	122019-DL-PCB-1	12/20/2019 8:30 AM	12/20/2019 12:37 PM
1912386-002	122019-DL-PCB-2	12/20/2019 8:30 AM	12/20/2019 12:37 PM
1912386-003	122019-DL-Pb-1	12/20/2019 8:30 AM	12/20/2019 12:37 PM
1912386-004	122019-DL-Pb-2	12/20/2019 8:30 AM	12/20/2019 12:37 PM

Case Narrative

WO#: **1912386**
Date: **12/30/2019**

CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

I. SAMPLE RECEIPT:
Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:
Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

* - Flagged value is not within established control limits
B - Analyte detected in the associated Method Blank
D - Dilution was required
E - Value above quantitation range
H - Holding times for preparation or analysis exceeded
I - Analyte with an internal standard that does not meet established acceptance criteria
J - Analyte detected below Reporting Limit
N - Tentatively Identified Compound (TIC)
Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria (<20%RSD, <20% Drift or minimum RRF)
S - Spike recovery outside accepted recovery limits
ND - Not detected at the Reporting Limit
R - High relative percent difference observed

Acronyms:

%Rec - Percent Recovery
CCB - Continued Calibration Blank
CCV - Continued Calibration Verification
DF - Dilution Factor
HEM - Hexane Extractable Material
ICV - Initial Calibration Verification
LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
MB or MBLANK - Method Blank
MDL - Method Detection Limit
MS/MSD - Matrix Spike / Matrix Spike Duplicate
PDS - Post Digestion Spike
Ref Val - Reference Value
RL - Reporting Limit
RPD - Relative Percent Difference
SD - Serial Dilution
SGT - Silica Gel Treatment
SPK - Spike
Surr - Surrogate

CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

Lab ID: 1912386-001 **Collection Date:** 12/20/2019 8:30:00 AM
Client Sample ID: **122019-DL-PCB-1** **Matrix:** Stormwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Polychlorinated Biphenyls (PCB) by EPA 8082				Batch ID: 26944		Analyst: IH
Aroclor 1016	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1221	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1232	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1242	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1248	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1254	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1260	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1262	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Aroclor 1268	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Total PCBs	ND	0.0983		µg/L	1	12/30/2019 1:20:03 PM
Surr: Decachlorobiphenyl	36.0	5 - 124		%Rec	1	12/30/2019 1:20:03 PM
Surr: Tetrachloro-m-xylene	77.2	21.2 - 115		%Rec	1	12/30/2019 1:20:03 PM

Lab ID: 1912386-002 **Collection Date:** 12/20/2019 8:30:00 AM
Client Sample ID: **122019-DL-PCB-2** **Matrix:** Stormwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Polychlorinated Biphenyls (PCB) by EPA 8082				Batch ID: 26944		Analyst: IH
Aroclor 1016	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1221	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1232	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1242	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1248	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1254	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1260	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1262	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Aroclor 1268	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Total PCBs	ND	0.0994		µg/L	1	12/30/2019 1:51:32 PM
Surr: Decachlorobiphenyl	59.0	5 - 124		%Rec	1	12/30/2019 1:51:32 PM
Surr: Tetrachloro-m-xylene	86.2	21.2 - 115		%Rec	1	12/30/2019 1:51:32 PM

CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

Lab ID: 1912386-003 **Collection Date:** 12/20/2019 8:30:00 AM
Client Sample ID: **122019-DL-Pb-1** **Matrix:** Stormwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Total Metals by EPA Method 200.8				Batch ID: 26924		Analyst: CO
Lead	4.43	1.00		µg/L	1	12/24/2019 3:40:03 PM

Lab ID: 1912386-004 **Collection Date:** 12/20/2019 8:30:00 AM
Client Sample ID: **122019-DL-Pb-2** **Matrix:** Stormwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Total Metals by EPA Method 200.8				Batch ID: 26924		Analyst: CO
Lead	1.53	1.00		µg/L	1	12/24/2019 3:45:37 PM

Work Order: 1912386
CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

QC SUMMARY REPORT

Total Metals by EPA Method 200.8

Sample ID	**MB-26924**	SampType:	**MBLK**			Units:	**µg/L**	Prep Date:	**12/24/2019**	RunNo:	**56232**
Client ID:	**MBLKW**	Batch ID:	**26924**					Analysis Date:	**12/24/2019**	SeqNo:	**1120415**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	ND	1.00									

Sample ID	**LCS-26924**	SampType:	**LCS**			Units:	**µg/L**	Prep Date:	**12/24/2019**	RunNo:	**56232**
Client ID:	**LCSW**	Batch ID:	**26924**					Analysis Date:	**12/24/2019**	SeqNo:	**1120416**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	46.6	1.00	50.00	0	93.3	85	115				

Sample ID	**1912408-001DDUP**	SampType:	**DUP**			Units:	**µg/L**	Prep Date:	**12/24/2019**	RunNo:	**56232**
Client ID:	**BATCH**	Batch ID:	**26924**					Analysis Date:	**12/24/2019**	SeqNo:	**1120418**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	ND	1.00						0		30	

Sample ID	**1912408-001DMS**	SampType:	**MS**			Units:	**µg/L**	Prep Date:	**12/24/2019**	RunNo:	**56232**
Client ID:	**BATCH**	Batch ID:	**26924**					Analysis Date:	**12/24/2019**	SeqNo:	**1120419**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	215	1.00	250.0	0.1390	86.1	70	130				

Sample ID	**1912408-001DMSD**	SampType:	**MSD**			Units:	**µg/L**	Prep Date:	**12/24/2019**	RunNo:	**56232**
Client ID:	**BATCH**	Batch ID:	**26924**					Analysis Date:	**12/24/2019**	SeqNo:	**1120420**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	217	1.00	250.0	0.1390	86.7	70	130	215.3	0.750	30	

Work Order: 1912386
CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

QC SUMMARY REPORT

Polychlorinated Biphenyls (PCB) by EPA 8082

Sample ID **MB-26944**	SampType: **MBLK**			Units: **µg/L**		Prep Date: **12/26/2019**		RunNo: **56298**			
Client ID: **MBLKW**	Batch ID: **26944**					Analysis Date: **12/30/2019**		SeqNo: **1121782**			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	ND	0.0992									
Aroclor 1221	ND	0.0992									
Aroclor 1232	ND	0.0992									
Aroclor 1242	ND	0.0992									
Aroclor 1248	ND	0.0992									
Aroclor 1254	ND	0.0992									
Aroclor 1260	ND	0.0992									
Aroclor 1262	ND	0.0992									
Aroclor 1268	ND	0.0992									
Total PCBs	ND	0.0992									
Surr: Decachlorobiphenyl	201		397.0		50.7	5	124				
Surr: Tetrachloro-m-xylene	290		397.0		73.2	21.2	115				

Sample ID **LCS2-26944**	SampType: **LCS**			Units: **µg/L**		Prep Date: **12/26/2019**		RunNo: **56298**			
Client ID: **LCSW**	Batch ID: **26944**					Analysis Date: **12/30/2019**		SeqNo: **1121813**			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1254	1.19	0.0992	1.983	0	60.1	47.6	128				
Surr: Decachlorobiphenyl	222		396.6		56.0	5	124				
Surr: Tetrachloro-m-xylene	323		396.6		81.4	21.2	115				

Sample ID **1912386-001AMS**	SampType: **MS**			Units: **µg/L**		Prep Date: **12/26/2019**		RunNo: **56298**			
Client ID: **122019-DL-PCB-1**	Batch ID: **26944**					Analysis Date: **12/30/2019**		SeqNo: **1121785**			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.32	0.0998	1.996	0	66.3	6.09	159				
Aroclor 1260	0.875	0.0998	1.996	0.02830	42.4	5	176				
Surr: Decachlorobiphenyl	192		399.2		48.0	5	124				
Surr: Tetrachloro-m-xylene	345		399.2		86.4	21.2	115				

Work Order: 1912386
CLIENT: Rainier Commons LLC
Project: Rainier Paint Abate

QC SUMMARY REPORT

Polychlorinated Biphenyls (PCB) by EPA 8082

Sample ID **1912386-001AMSD**	SampType: **MSD**	Units: **µg/L**	Prep Date: **12/26/2019**	RunNo: **56298**
Client ID: **122019-DL-PCB-1**	Batch ID: **26944**		Analysis Date: **12/30/2019**	SeqNo: **1121786**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.22	0.0994	1.988	0	61.6	6.09	159	1.323	7.73	30	
Aroclor 1260	0.812	0.0994	1.988	0.02830	39.4	5	176	0.8746	7.40	30	
Surr: Decachlorobiphenyl	173		397.7		43.6	5	124		0		
Surr: Tetrachloro-m-xylene	331		397.7		83.2	21.2	115		0		

Sample ID **LCS1-26944**	SampType: **LCS**	Units: **µg/L**	Prep Date: **12/26/2019**	RunNo: **56298**
Client ID: **LCSW**	Batch ID: **26944**		Analysis Date: **12/30/2019**	SeqNo: **1121788**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.35	0.0983	1.967	0	68.8	45.5	132				
Aroclor 1260	1.53	0.0983	1.967	0	77.6	41.1	139				
Surr: Decachlorobiphenyl	346		393.3		88.0	5	124				
Surr: Tetrachloro-m-xylene	377		393.3		95.9	21.2	115				

Sample Log-In Check List

Client Name:	**RAINIER**	Work Order Number:	**1912386**
Logged by:	**Brianna Barnes**	Date Received:	**12/20/2019 12:37:00 PM**

Chain of Custody

1.	Is Chain of Custody complete?	Yes ☑	No ☐	Not Present ☐	
2.	How was the sample delivered?	Client			

Log In

3.	Coolers are present?	Yes ☑	No ☐	NA ☐	
4.	Shipping container/cooler in good condition?	Yes ☑	No ☐		
5.	Custody Seals present on shipping container/cooler? (Refer to comments for Custody Seals not intact)	Yes ☐	No ☐	Not Required ☑	
6.	Was an attempt made to cool the samples?	Yes ☐	No ☑	NA ☐	
	Received straight from field.				
7.	Were all items received at a temperature of >0°C to 10.0°C *	Yes ☐	No ☐	NA ☑	
8.	Sample(s) in proper container(s)?	Yes ☑	No ☐		
9.	Sufficient sample volume for indicated test(s)?	Yes ☑	No ☐		
10.	Are samples properly preserved?	Yes ☑	No ☐		
11.	Was preservative added to bottles?	Yes ☐	No ☑	NA ☐	
12.	Is there headspace in the VOA vials?	Yes ☐	No ☐	NA ☑	
13.	Did all samples containers arrive in good condition(unbroken)?	Yes ☑	No ☐		
14.	Does paperwork match bottle labels?	Yes ☑	No ☐		
15.	Are matrices correctly identified on Chain of Custody?	Yes ☑	No ☐		
16.	Is it clear what analyses were requested?	Yes ☑	No ☐		
17.	Were all holding times able to be met?	Yes ☑	No ☐		

Special Handling (if applicable)

18.	Was client notified of all discrepancies with this order?	Yes ☐	No ☐	NA ☑	

Person Notified: _____ Date _____

By Whom: _____ Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person

Regarding: _____

Client Instructions: _____

19. Additional remarks:

Item Information

Item #	Temp ºC
Cooler	9.8
Sample	9.6
Temp Blank	9.9

* Note: DoD/ELAP and TNI require items to be received at 4°C +/- 2°C

Fremont Analytical

3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790
Fax: 206-352-7178

Chain of Custody Record & Laboratory Services Agreement

Date: 12-20-19 Page: 1 of: 1

Laboratory Project No (internal): 1912306

Project Name: RAINIER PAINT ABATE

Special Remarks:

Client: RAINIER COMMONS LLC

Project No: -

Address: 3100 AIRPORT WAY S

Collected by: DOUG LANSING

City, State, Zip: SEATTLE, WA 98134

Location: 3100 AIRPORT WAY

Telephone: [redacted] (b) (6)

Report To (PM): DOUG LANSING

Sample Disposal: ☐ Return to client ☒ Disposal by lab (after 30 days)

Fax:

PM Email: (b) (6) [redacted]

*PCB REPORTING LIMIT TO BE 0.1 ug/L

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	VOCs (EPA 8260 / 624)	GX/BTEX	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8) *	Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	LEAD Pb				Comments
1	122019-DL-PCB-1	12/20/19	0830	SW									X									MANHOLE 6
2	122019-DL-PCB-2												X									MANHOLE 28
3																						
4	122019-DL-Pb-1																	X				MANHOLE 6
5	122019-DL-Pb-2																	X				MANHOLE 28
6																						
7																						
8																						
9																						
10																						

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

**Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL *Individual:* Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl U V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

I represent that I am authorized to enter into this Agreement with Fremont Analytical on behalf of the Client named above and that I have verified Client's agreement to each of the terms on the front and backside of this Agreement.

Relinquished	Date/Time	Received	Date/Time
x YOUWAL	12/20/19	x [signature]	12/20/19 1237
x		x	

Turn-around Time:

☒ Standard
☐ 3 Day
☐ 2 Day
☐ Next Day
Same Day ______ *(specify)*